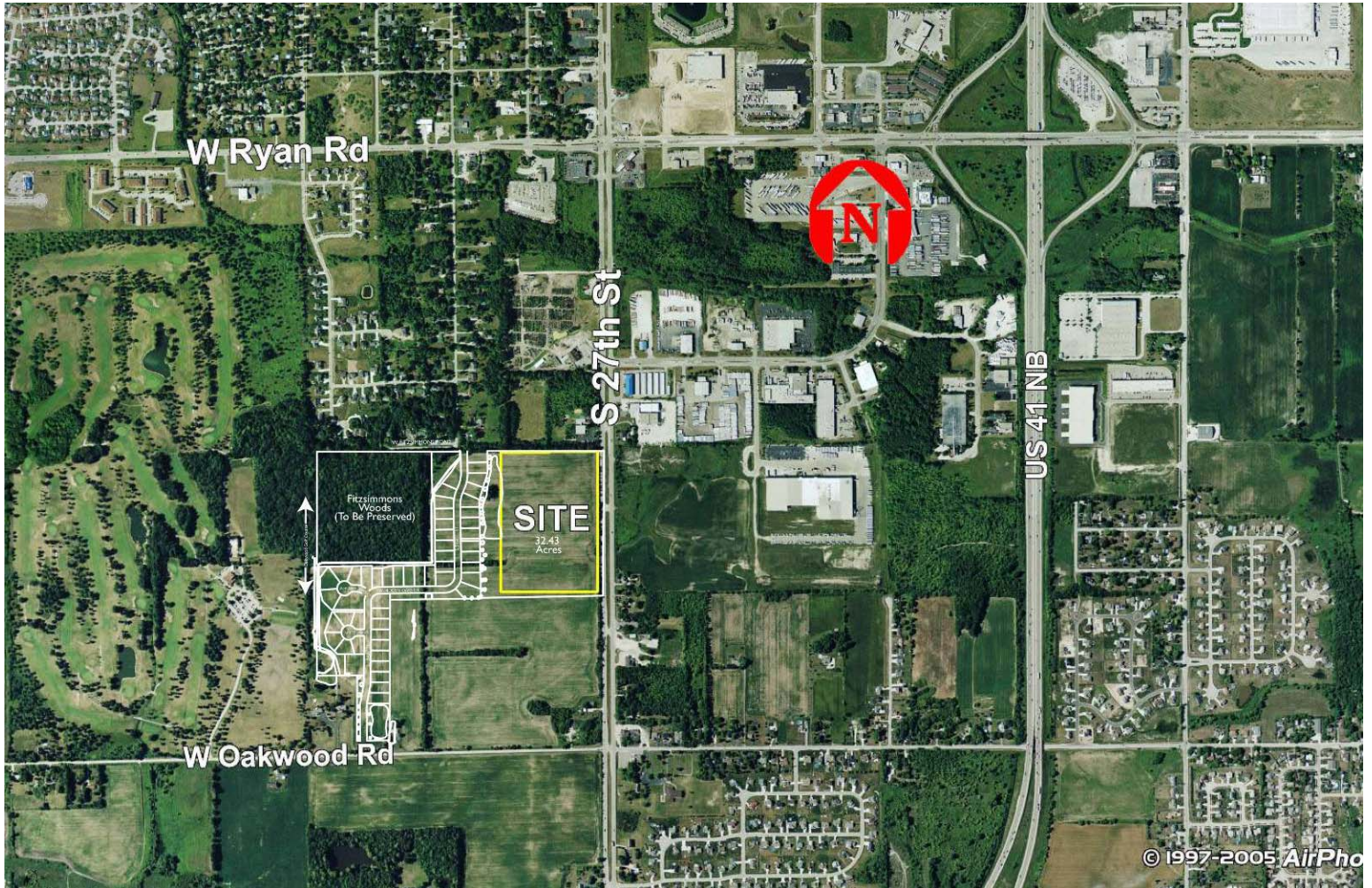


S. 27th Street · Franklin, WI

For Sale / Build-To-Suit



For Information:

Anthony S. Baretta

(262) 938-4449

abaretta@mlgcommercial.com

Barry S. Chavin, SIOR

Designated Member
Society of Industrial & Office Realtors

(262) 938-4406

bchavin@mlgcommercial.com

Parcel Size: +/- 25.8 acres

Bulk Sale Price: \$150,000 / acre

Parcel may get divided to meet client needs. Contact broker for more details on pricing, etc.

Zoning:

B-7—South 27th Street, mixed use office district is intended to provide for the development of high-quality office and retail use.

NAI MLG Commercial

Commercial Real Estate Services Worldwide.

13400 Bishop's Lane • Suite 100

Brookfield, WI 53005

(262) 797-9400 | (262) 797-8940 fax

Offices also in Milwaukee, Appleton and Madison, WI

www.mlgcommercial.com

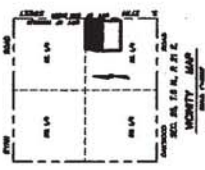
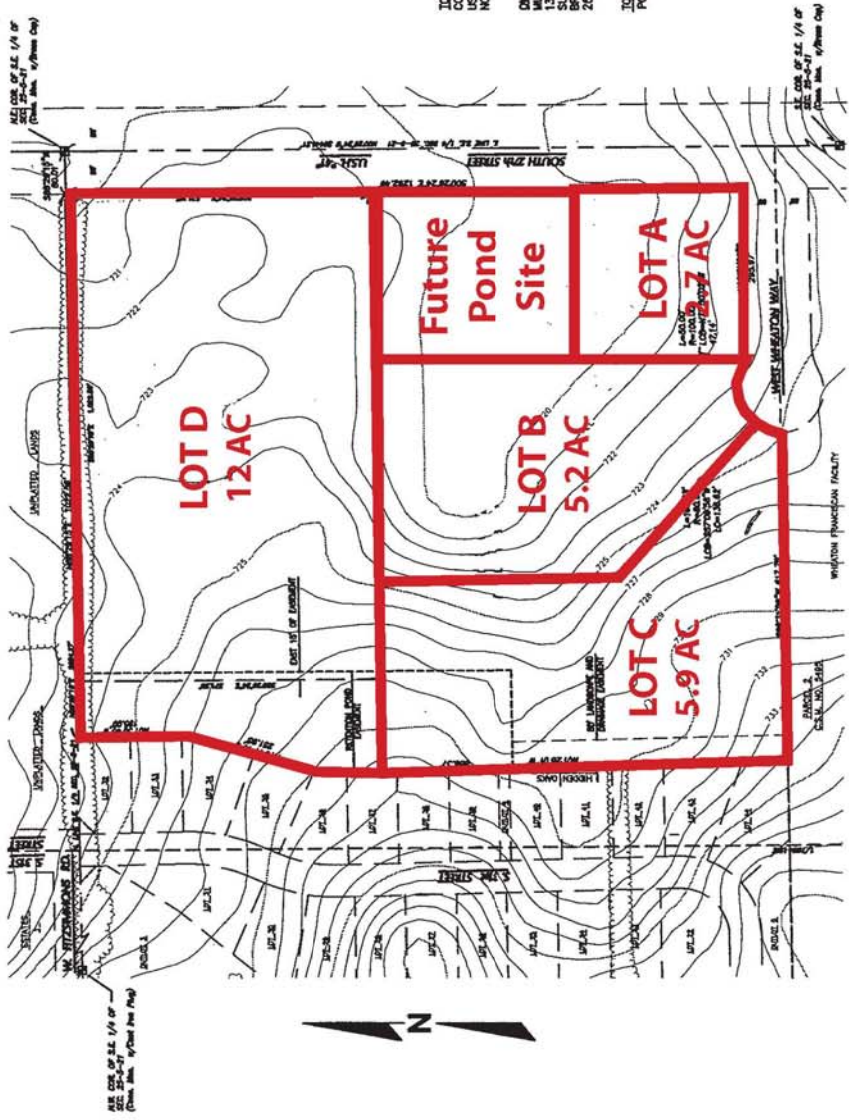
The Leader In Commercial Real Estate.

Prospective Buyer/Tenant is hereby advised that: (1) Principals of NAI MLG Commercial ("NAI MLG") are also Principals of Owner; and (2) NAI MLG is acting solely as an agent of Owner and may receive a commission in connection with the sale or lease of the Property.

16012-13-bulk

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

S:\163378\dwg\px301d1h.dwg, px301d1h.10/30/2006 10:55:14 AM, gbk



IDEOGRAMMIC DATA SOURCE:
 CONTOURS GENERATED WITHIN ESRI'S ArcMAP 3D
 USING DIGITAL ELEVATION MODEL (DEM)
 NOT FIELD VERIFIED.

OWNER:
 M/L/F FRANKLIN LLC
 13400 BISHOPS LANE
 BROOKFIELD, WI 53005
 262-797-8400

TOTAL SITE DATA:
 POND RETENTION AREA IN 15' STRIP 0.19 ACRES (0.570 S.F.)

National Survey & Engineering
 262-797-8400
 15745 W. Brownwood Road
 Suite 200 Wauwatosa, WI 53190-5934
 WWW.NSE.COM



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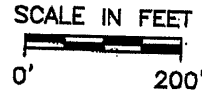
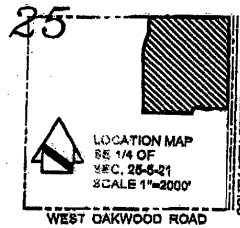
CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 7630 and
 Being a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of
 Section 25, Town 5 North, Range 21 East
 CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

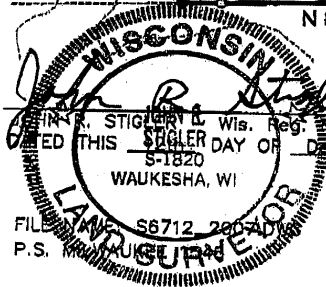
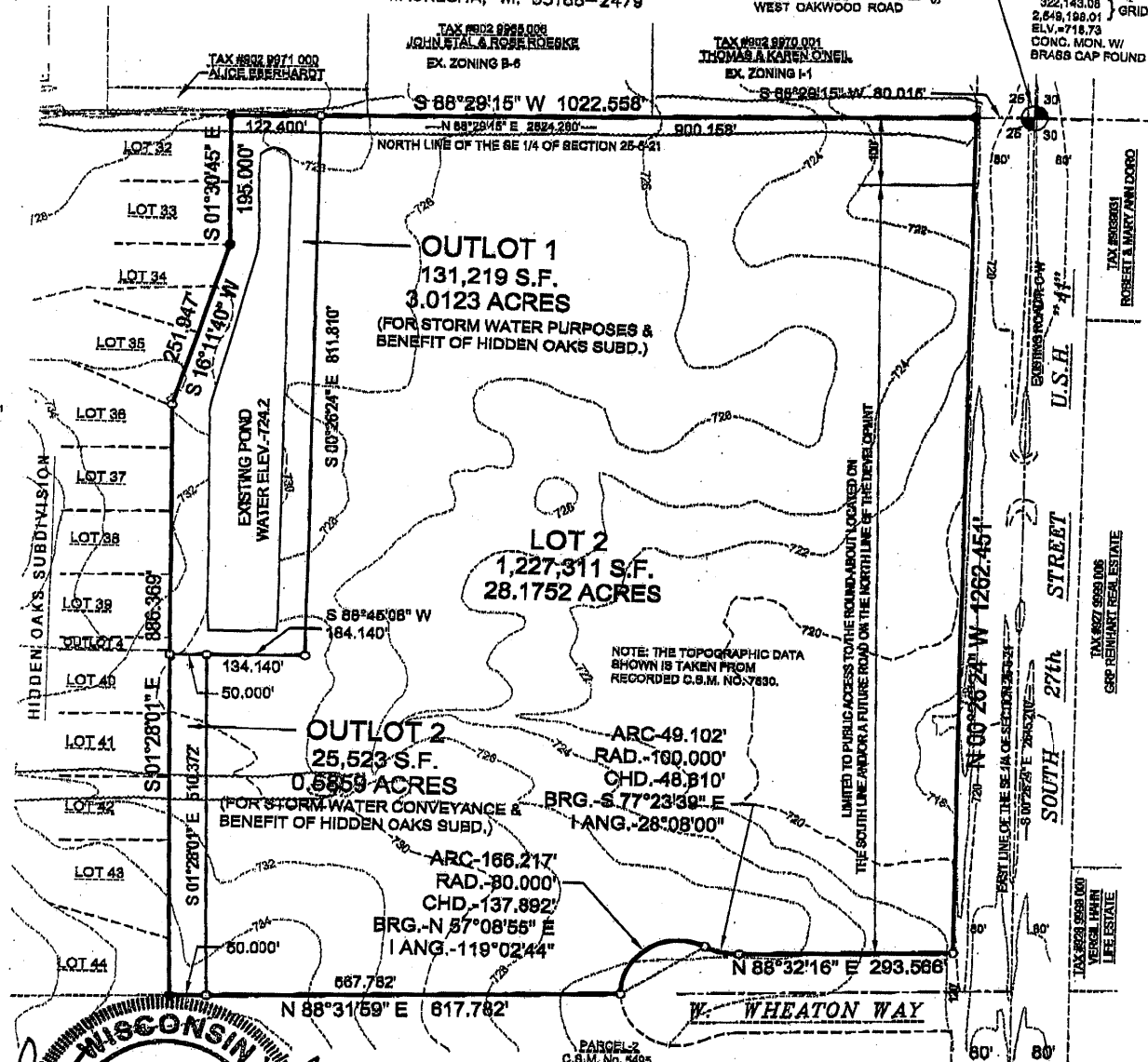
REFERENCE BEARING: THE EAST LINE OF THE SOUTHEAST (SE) 1/4 OF SECTION 25, T5N, R21E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF SOUTH 00°26'24" EAST. BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

OWNER:
 MLG/FRANKLIN, LLC
 13400 BISHOPS WAY, STE.100
 BROOKFIELD, WI. 53005

SURVEYOR:
 JOHN R. STIGLER
 JAHNKE & JAHNKE ASSOC., INC.
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479



NE CORNER OF
 SE 1/4 OF
 SEC. 25-5-21
 322,143.08 } GRID
 2,549,198.01
 ELV. #718.73
 CONC. MON. W/
 BRASS CAP FOUND



LEGEND: ○-IRON PIPE 1/2" x 1" DIA. (PLACED)
 1.13+ LBS. PER LIN. FT.
 ●-IRON PIPE (FOUND)

INSTRUMENT DRAFTED BY JOHN R. STIGLER



Commercial Real Estate Services Worldwide.

16012-13-bulk

(262) 797-9400 | (262) 797-8940 fax

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WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

BROKER DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 The duty to provide brokerage services to you fairly and honestly.
- 8 The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 55-63**).
- 13 The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 The duty to safeguard trust funds and other property the broker holds.
- 16 The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 55-63**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.

44 **List Home/Cell Numbers:**

45 _____

45 **SEX OFFENDER REGISTRY**

46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*

47 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working

50 _____ Sales Associate ▲ _____ Firm Name ▲

51 as: (Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**.

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 _____

54 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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NAI MLG Commercial 13400 Bishop's Ln Ste 100, Brookfield WI 53005-6237 Phone (262) 797-9400
Drafted by Attorney Richard J. Staff Fax (262) 797-8940

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
63 agreement made concerning the transaction.